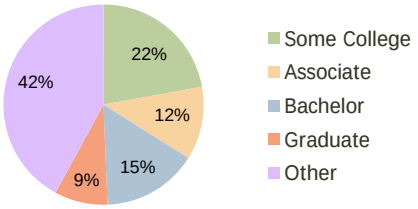
Regency Centers.

Demographic Summary Report

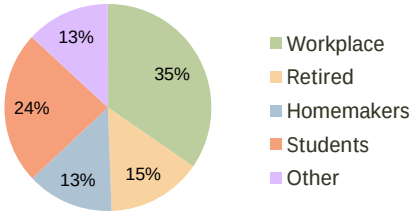
2000, 2010 Census, 2017 Estimates & 2022 Projections
Calculated using TAS Retrieval

Crossroads Square Pembroke Pines, FL	**1.0 Mile Radius**	**3.0 Mile Radius**	**5.0 Mile Radius**
Current Year Demographics			
Current Population	19,072	193,552	449,836
Adjusted Total Pop (Carrier Route)	17,705	181,567	438,861
Total Daytime Pop	12,683	146,701	408,460
Workplace Pop	5,184	50,805	158,865
Average Household Income	$59,523	$64,800	$65,820
Median Household Income	$50,270	$53,646	$51,878
Total Households	7,092	67,079	160,576
Median Home Value	$291,143	$294,267	$295,583
Bachelors Degree	15.4%	15.4%	15.9%
Graduate Degree	7.7%	8.6%	9.2%
Total Consumer Spending/Capita (Weekly)	$325	$325	$325
2022 Demographic Projections			
Projected Population	19,896	204,648	468,272
Projected 5 Year Annual Growth Rate (Pop)	0.8%	1.1%	0.8%
Projected Households	7,429	71,104	167,252
Projected 5 Year Annual Growth Rate (HH)	0.9%	1.2%	0.8%

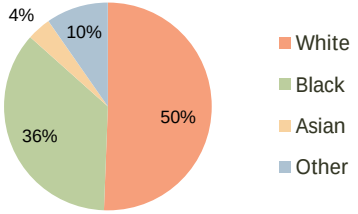
Education (3.0 Mile Radius)



Daytime Population (3.0 Mile Radius)



Race (3.0 Mile Radius)



Hispanic Ethnicity
35% Hispanic | 65% Non Hispanic

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Data Source: Synergos Technologies Inc Austin, TX

Regency Centers.

Demographic Summary Report

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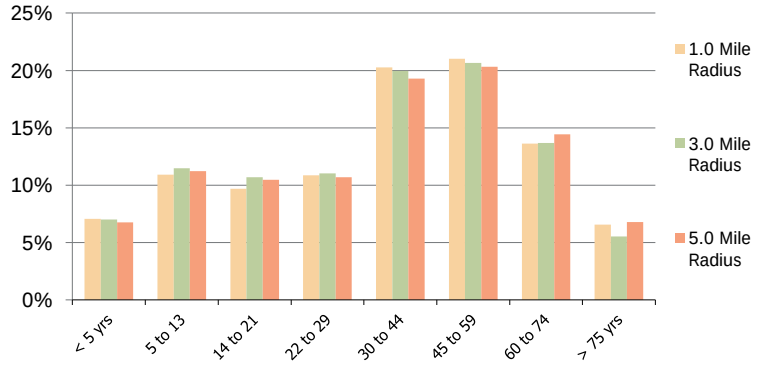
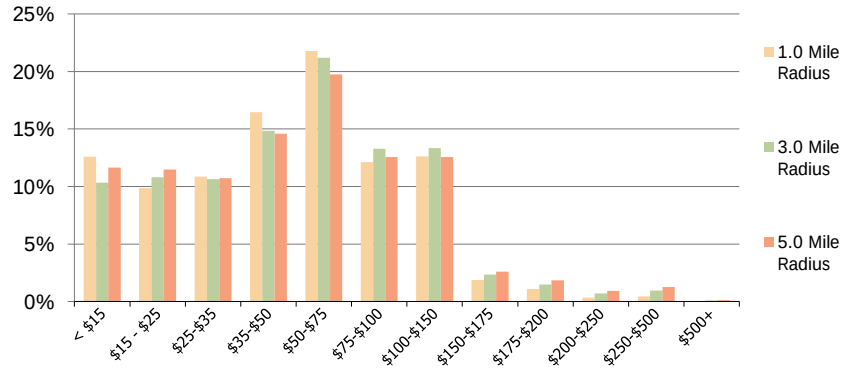
Calculated using TAS Retrieval

Crossroads Square Pembroke Pines, FL	**1.0 Mile Radius**	**3.0 Mile Radius**	**5.0 Mile Radius**

Population by Age Range



Households by Income Range ($000)



Population	Current Estimated Population	19,072	193,552	449,836
	2010 Census Population	17,251	168,765	404,765
	2000 Census Population	14,839	152,350	371,835
	Historical Annual Growth 2000 to 2010	1.5%	1.0%	0.9%
	Estimated Annual Growth 2010 to 2017	1.4%	1.9%	1.5%
	Projected Annual Growth 2017 to 2022	0.8%	1.1%	0.8%
Households	Current Estimated Households	7,092	67,079	160,576
	2010 Census Households	6,377	58,197	144,134
	2000 Census Households	5,641	53,421	135,036
	Historical Annual Growth 2000 to 2010	1.2%	0.9%	0.7%
	Estimated Annual Growth 2010 to 2017	1.5%	2.0%	1.5%
	Projected Annual Growth 2017 to 2022	0.9%	1.2%	0.8%
	Population per Household	2.6	2.9	2.8
Ethnic	Hispanic or Latino Population	44%	35%	33%
	Non Hispanic or Latino Population	56%	65%	67%
Race	White	62.2%	50.6%	52.9%
	Black or African American	24.2%	36.0%	35.7%
	Asian & Pacific Islander	3.8%	3.7%	3.4%
	Other Races	9.8%	9.7%	8.0%

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